

# 3 Summerfield Court, Summerfield Place

Birchgrove | Cardiff | CF14 4QR

**Maisonette** | Asking Price Of £159,950



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# PROPERTY DESCRIPTION

**\*\* IDEAL FOR FIRST TIME BUYERS AND INVESTORS \*\*** MGY are delighted to offer for sale this spacious top floor maisonette in the sought after area of Birchgrove with many shops, cafes, bars in Birchgrove, excellent transport links and well regarded schools. The property comprises of entrance hall, lounge, kitchen, two bedrooms and bathroom. Allocated parking. Viewing highly recommended !

- **Tenure** Leasehold
- **Council Tax Band C**
- **Floor Area (approx.)** 452 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## LOCATION

Birchgrove is located in North Cardiff. With excellent transport links to the city centre and A470/M4 motorway. A parade of shops including cafes, building society, hairdressers, supermarket, bars, many take away food outlets and more retail outlets. Well regarded schools in walking distance. Close to the University hospital of Wales and Heath Park.

## ENTRANCE HALL

Entered via Upvc double glazed door with decorative glazed panels. Stairs rising to first floor.

## FIRST FLOOR

LANDING AREA - Access to loft space. Two storage cupboards with hanging and shelving. Central heating radiator. Door to:

## LOUNGE

17' 4" x 16' 11" (5.29m x 5.17m)  
Window to side. Further corner windows to side. Textured and coved ceiling. Feature wooden fireplace with inset living flame coal effect gas fire. Central

heating. TV aerial point.

## KITCHEN

13' 0" x 5' 8" (3.98m x 1.75m)  
Obscure glazed window to rear. Strip light to ceiling. Range of fitted base and wall units with worksurface and tiled splash backs incorporating one and a half sink unit with mixer tap. Inset electric hob with extractor fan over. Built in double oven. Integrated fridge freezer. Wall mounted Worcester gas central heating boiler. Breakfast bar. Central heating radiator.

## BEDROOM ONE

14' 9" x 9' 4" (4.52m x 2.87m)  
Window with glazed panels to side. Textured ceiling. Range of fitted bedroom furniture to include wardrobe, storage cupboards, bedside tables and dressing table. Central heating radiator.

## BEDROOM TWO

11' 9" x 7' 6" (3.60m x 2.31m)  
Corner window to front and side. Textured ceiling. Central heating radiator.

## BATHROOM

Textured ceiling. Part tiled walls. Three piece suite comprising of walk in shower with rainfall shower head and shower attachment to mixer tap, pedestal wash hand basin, low level wc. Shelving with storage cupboards below. Central heating radiator.

## OUTSIDE

Allocated parking space. Area for washing line.

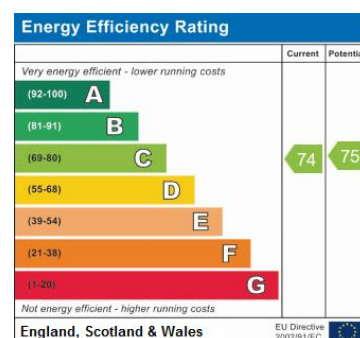
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# FLOORPLANS



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